

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-28697 - EXTENSION OF TIME - REZONING -

APPLICANT/OWNER: NEVADA EQUITIES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-12932) shall expire on 06/21/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-12932) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for an Extension of Time of an approved Rezoning (ZON-12932) of a 0.29-acre portion of a 4.36-acre site from the R-1 (Single Family Residential) zoning district to the R-3 (Medium Density Residential) zoning district at the northeast corner of Torrey Pines Drive and Garwood Avenue.

It is noted that three companion Extensions of Time (EOT-28698, EOT-28700, and EOT-28702) shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/21/06	The City Council approved a request for a Rezoning (ZON-12932); a Site Development Plan Review (SDR-12930) for a proposed 34-unit addition to an existing condominium development and a waiver for a reduction of perimeter landscaping; a Variance (VAR-12933) to allow; and a Variance (VAR-13352) on 4.14 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue and Vacation (VAC-12934) were also considered with the request. The Planning Commission recommended approval on 05/25/06 with staff recommending denial.
11/16/06	The Planning Commission recommended approval of a Tentative Map (TMP-17237) for a for a proposed 32-unit addition to an existing condominium development on 4.14 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue. NOTE: This Tentative Map (TMP-17237) will expire on 11/16/08 unless FMP-21857 is recorded.
05/09/07	A Final Map (FMP-21857) for a 32-unit addition to an existing condominium development was submitted for processing with staff sending an action letter on 06/08/07. This map has not recorded.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related with this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.36 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Right-of-Way (US 95)	Right-of-Way (US 95)	Right-of-Way (US 95)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Public Elementary School	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

This is the applicant's first request for an extension of time of the approved Rezoning (ZON-12932) of a 0.29-acre portion of a 4.36-acre site from the R-1 (Single Family Residential) zoning district to the R-3 (Medium Density Residential) zoning district. This Rezoning was approved with a related Site Development Plan Review (SDR-12930) for a proposed 34-unit addition to an existing condominium development. A Tentative Map (TMP-17237) was approved by the Planning Commission and an amendment to a Final Map was submitted for a 32-unit addition to an existing condominium development. However, the Final Map has not yet recorded.

FINDINGS

This request for an extension of time is deemed appropriate with a two-year time limit that will expire on 06/21/10, unless another extension of time is granted by the City Council.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0